





# 17 Portway Drive, High Wycombe, Buckinghamshire, HP12 4AU

Presented to the market in immaculate condition throughout, this bright and spacious two bedroom terraced home has been thoughtfully extended to the rear. Perfectly positioned in a quiet, tucked away cul-de-sac on the desirable west side of High Wycombe, the property enjoys an enviable setting within walking distance of the charming and historic West Wycombe Village. Here you'll find an array of traditional pubs, independent shops and the highly regarded Walled Garden Café - ideal for weekend brunches or a relaxed coffee. The area is surrounded by beautiful countryside, providing easy access to scenic walks, National Trust land and the Chiltern Hills. The accommodation includes: entrance lobby, living room with feature fireplace, modern fitted kitchen/diner, two well proportioned bedrooms and a contemporary family bathroom. The property further benefits: private and enclosed rear garden (with rear gate access), off street parking to the rear (plus ample on street parking available), gas central heating and UPVC double glazing.



**EXTENDED TO THE REAR**  
**IMMACULATE CONDITION THROUGHOUT**  
**OFF STREET PARKING TO THE REAR**  
**LARGE MODERN KITCHEN/DINER**  
**LIVING ROOM WITH FEATURE FIRE PLACE**  
**TWO BEDROOMS**  
**FITTED WARDROBES TO MASTER BEDROOM**  
**ENCLOSED REAR GARDEN**  
**SHORT WALK TO WEST WYCOMBE VILLAGE**  
**CLOSE TO J.4 OF M40**











### Portway Drive

Approximate Gross Internal Area  
Ground Floor = 369 sq ft / 34.3 sq m  
First Floor = 275 sq ft / 25.6 sq m  
Total = 644 sq ft / 59.9 sq m



Floor Plan produced for Hursts by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

**Hursts**  
Estate Agents

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